

**NOTICE OF A PUBLIC HEARING
PLAN COMMISSION – ZONING BOARD OF APPEALS
CITY OF COUNTRYSIDE, ILLINOIS**

Notice is hereby given, that a Public Hearing will be held by the Plan Commission – Zoning Board of Appeals of the City of Countryside, Cook County, Illinois, on **September 3, 2024 at 7:15 pm**, in the City Council Chambers, 803 Joliet Road, Countryside, Illinois, 60525 to consider:

A Special Use pursuant to Section 10-6C-2: Entitled Special Uses of the Municipal Code (Zoning Code):

- **To permit the expansion of the automobile retail sales dealership (Autobarn Volkswagen) with appurtenant service facilities, not including major body repair or painting, but including outdoor display and sales, to the extent customarily requisite to the proper operation of such business in the B-3 Zoning District; and**

A Variance pursuant to Section 10-10-3 (D): Entitled Off Street Parking Regulations - Size of the Municipal Code (Zoning Code):

- **To reduce the required off street parking space width from nine feet (9') to eight and a half feet (8.5') for the storage of car inventory at the automobile retail sales dealership (Autobarn Volkswagen) in the B-3 Zoning District**

at the real estate commonly known as **6161 & 6131 Joliet Road, Countryside, IL 60525.**

PIN#: 18-16-302-116-0000, 18-16-302-117-0000, & 18-16-302-012-0000

LEGALLY DESCRIBED as follows:

Parcel 1:

That part of Lot 14 lying North of the center line of Joliet Road in School Trustees Subdivision of Section 16, Township 38 North, Range 12 East of the Third Principal Meridian, lying East of a line 503.41 feet East of the East line of the West 6 acres of Lot 14 and West of the East 312 feet of Lot 14 (Excepting therefrom that part thereof previously dedicated or now being used for Joliet Road) in Cook County, Illinois.

Parcel 2:

The East 312 feet of that part of Lot 14 lying North of the Center of Joliet Road in School Trustees Subdivision of Section 16, Township 38 North, Range 12, East of the Third Principal Meridian (Except that part bounded and described as follows to wit: Beginning at the point of intersection of the West Line of said East 312 feet of Lot 14 with the center of Joliet Road; thence North along said West Line of the East 312 feet of Lot 14, a distance of 114.45 feet to a point distant 100.00 feet Northeasterly measured at right angles from said center of Joliet Road; thence Northeasterly in a straight line parallel with said center of Joliet Road a distance of 198.53 feet to a point of curvature, thence Northeasterly along a curved line concave to the Northwest have a radius of 75.0 feet and a central angle of 60 degrees 54 minutes, a distance of 39.86 feet to a point distant 100.0 feet West measured at right angles from the North and South Quarter line of said Section 16; thence North parallel with said North and South Quarter line of said Section 16 and tangent to last described course, a distance of 197.74 feet to the North line of said Lot 14; thence east along the North line of said Lot 14, a distance of 100.0 feet to the North and South Quarter line of said Section 16; thence South along said North and South Quarter line of Section 16 a distance of 356.28 feet to the center of Joliet Road, thence Southwesterly along said center of Joliet Road, a distance of 357.07 feet to the point of beginning, in Cook County, Illinois.

The applicant is RRV 6150 LLC, c/o Gina Fisher whose address is 6161 Joliet Road, Countryside, Illinois 60525. The property owner is RRV 6150 LLC, c/o Gina Fisher whose address is 6161 Joliet Road, Countryside, Illinois 60525.

Notice is further given, that all persons present at said hearing and desiring to be heard for or against the requested Special Use / Variance (**Case Number PSU24-0006 / PZV24-0004**) and/or to ask questions shall be given such opportunity. For questions about the notice, please contact Richard Trent – Planning Manager at (708) 485-4775.

Robert Schwarz, Chairman
Plan Commission – Zoning Board of Appeals